

**NO TRANSFER  
TAX PAID**

Doc # 2004038241  
Book 8234 Page 0121

**SHORT FORM QUITCLAIM DEED  
WITH COVENANT**

43-118  
#01575

KNOW ALL PERSONS BY THESE PRESENTS, THAT Oak Grove Realty LLC, a Delaware limited liability company (formerly known as Oak-Waterville Associates, LP, formerly known as JP-Waterville, L.P.), doing business in Waterville, Maine, FOR CONSIDERATION PAID, grants to James N. Broder, whose mailing address is c/o Curtis Thaxter Stevens Broder & Micoleau LLC, PO Box 7320, Portland, ME 04112, WITH QUITCLAIM COVENANT, the following described real property located in Waterville, Kennebec County, State of Maine:

See attached Exhibit A

Meaning and intending to convey and hereby conveying the same property as described in a deed from First Healthcare Corporation to JP-Waterville, L.P. dated July 3, 1992 and recorded in the Kennebec County Registry of Deeds in Book 4190, Page 193.

IN WITNESS WHEREOF, Oak Grove Realty LLC, has caused this instrument to be executed by Oak Grove Management Company, Inc., its Sole Member, by Daniel J. Maguire, its duly authorized Vice President, this 6th day of ~~November~~ December, 2004.

WITNESS:

OAK GROVE REALTY LLC

By: Oak Grove Management Company, Inc.  
Sole Member

*Melodie L. Hopkins*

By: *Daniel J. Maguire*  
Daniel J. Maguire, Vice President

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

December  
~~November~~ 6, 2004

Personally appeared the above-named Daniel J. Maguire, Vice President of Oak Grove Management Company, Inc., Sole Member of Oak Grove Realty LLC, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Oak Grove Realty LLC.

SEAL

Before me,

*Auralee J. Bussone*  
Notary Public/Attorney at Law

AURALEE J. BUSSONE  
NOTARY PUBLIC, MAINE

② *Curtis, Thaxter & Stevens*

43-118

EXHIBIT A

Beginning at the intersection of the westerly line of Cool Street and the northerly line of Matthews Avenue; thence westerly in the northerly line of Matthews Avenue a distance of One Hundred and Ninety Seven Feet (197'); thence deflecting to the left an angle of  $200^{\circ} 28' 30''$ , still in said northerly line, a distance of Eighty Eight Feet (88'); thence northerly at an angle of  $90^{\circ}$ , a distance of One Hundred and Eighteen Feet (118'); thence westerly at an angle of  $90^{\circ}$ , a distance of Two Hundred and Sixty Five Feet (265'); thence northerly at an angle of  $90^{\circ}$ , a distance of One Hundred and Eighteen Feet (118'); thence westerly at an angle of  $90^{\circ}$ , a distance of Seventy Five Feet (75'); thence northerly at an angle of  $90^{\circ}$ , a distance of One Hundred and Sixty Five Feet (165'); thence easterly at an angle of  $90^{\circ}$ , a distance of Six Hundred and Nine Feet more or less ( $609' \pm$ ); thence southerly at an interior angle of  $82^{\circ} 30' 30''$ , a distance of Eighty Four and Seventeen Hundreds Feet (84.17'); thence easterly at an interior angle of  $99^{\circ} 10'$ , a distance of One Hundred and Seventy and Seven Tenths Feet (170.7') to the westerly line of Cool Street; thence southerly along said westerly line, a distance of Eighty Seven Feet (87'); thence westerly at an exterior angle of  $85^{\circ} 59'$ , a distance of One Hundred and Thirty Four and Seven Tenths Feet (134.7'); thence southerly at an exterior angle of  $73^{\circ} 03'$ , a distance of Eighty One and Six Tenths Feet (81.6'); thence easterly at an exterior angle of  $112^{\circ} 03'$ , a distance of One Hundred and Three and Six Tenths Feet (103.6') to the westerly line of Cool Street; thence southerly along said westerly line, a distance of One Hundred and Ninety Two and Ninety-Two Hundreds Feet (192.92') to the point of beginning.

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Received Kennebec SS.  
12/09/2004 9:48AM  
# Pages 2 Attest:  
BEVERLY RUSTIN-HATHEWAY  
REGISTER OF DEEDS